140.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,000 / 662,000
					USE VALUE:	662,000 / 662,000
					ASSESSED:	662,000 / 662,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAYLOR ANGELA FRANCES
Owner 2:	
Owner 3:	
Street 1:	23 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR ANGELA FRANCES--ETAL -
Owner 2:	TAYLOR FREDERICK MERRITT JR -
Street 1:	23 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5364.000	255,400		406,600	662,000
Total Card	0.123	255,400		406,600	662,000
Total Parcel	0.123	255,400		406,600	662,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.69 /Parcel: 347.69

Legal Description

User Acct 89754

GIS Ref

GIS Ref

Insp Date 02/03/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,400	0	5,364.	406,600	662,000		Year end	12/23/2021
2021	101	FV	247,700	0	5,364.	406,600	654,300		Year End Roll	12/10/2020
2020	101	FV	247,700	0	5,364.	406,600	654,300	654,300	Year End Roll	12/18/2019
2019	101	FV	197,900	0	5,364.	406,600	604,500	604,500	Year End Roll	1/3/2019
2018	101	FV	197,900	0	5,364.	360,200	558,100	558,100	Year End Roll	12/20/2017
2017	101	FV	229,800	0	5,364.	302,100	531,900	531,900	Year End Roll	1/3/2017
2016	101	FV	229,800	0	5,364.	302,100	531,900	531,900	Year End	1/4/2016
2015	101	FV	217,100	0	5,364.	261,400	478,500	478,500	Year End Roll	12/11/2014

!10798!

PRINT

Date	Time
12/30/21	11:22:54

LAST REV

Date	Time
01/28/21	09:35:28
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR ANGELA F	1073-77		3/6/2009	Family	1	No	No		
	1073-77		9/1/1990		100	No	No		A

USER DEFINED

Prior Id # 1:	89754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2020	1387	New Wind	25,241	C				
5/7/1997	224	Manual	2,000					RELINE CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2017	Meas/Inspect	DGM	D Mann
10/28/2008	Meas/Inspect	189	PATRIOT
11/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5364		Sq. Ft.	Site		0	70.	1.08	8									406,645						406,600	

Total AC/HA:	0.12314	Total SF/SM:	5364	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,645	Spl Credit		Total:	406,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20147061
Const Adj.:	0.99980003
Adj $ / SQ:	162.166
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427759
Depreciation:	172387
Depreciated Total:	255372

COMMENTS

2 5X6 SHED = NV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

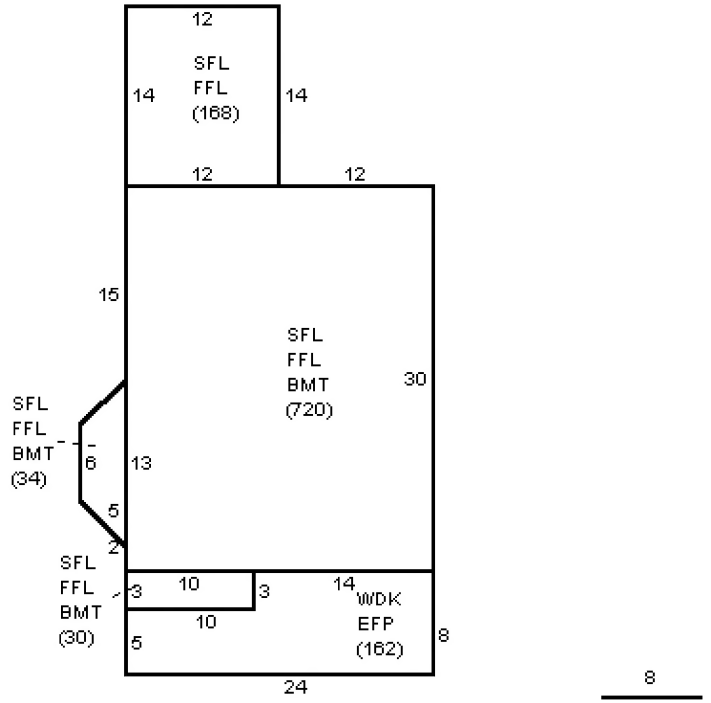
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.17
Special Features:	0	Val/Su Net:	84.79
Final Total:	255400	Val/Su SzAd	134.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	162.170	154,382
SFL	Second Floor	952	162.170	154,382
BMT	Basement	784	48.650	38,141
EFP	Enclos Porch	162	44.020	7,132
WDK	Deck	162	12.170	1,972

Net Sketched Area:	3,012	Total:	356,009
Size Ad	1904	Gross Area	3012	FinArea	1904
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

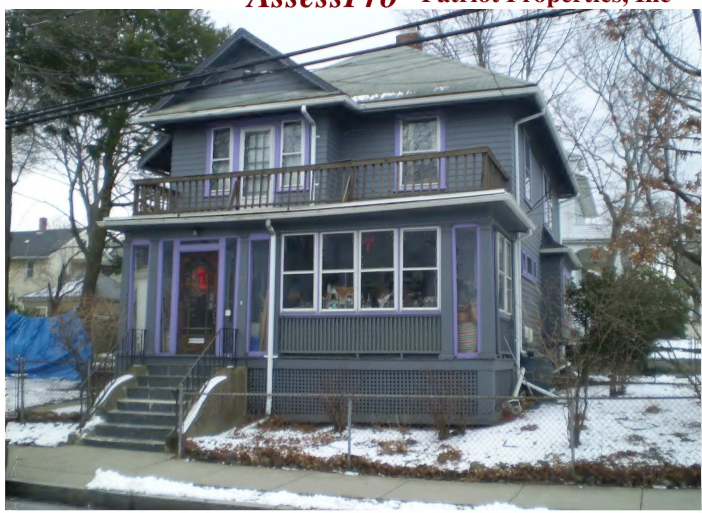
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

140.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc